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UNITED STATES MARSHAL'S QUITCLAIM DEED  
017197

WHEREAS, by a JUDGMENT rendered on January 5, 1999, and an ORDER OF SALE rendered on February 9, 1999, by the United States District Court for the District of Maine at Bangor, Maine (the "Court"), in a civil action entitled *United States of America v. Reginald D. Loisel, Tina Wellman and Reginald D. Loisel, Jr.*, No. 98-0108-B, brought by the United States to set aside as fraudulent a conveyance of the property that is the subject of this Deed (the "Subject Property"), by Reginald D. Loisel to Tina Wellman and Reginald D. Loisel, Jr., for the purpose of foreclosing federal tax liens arising from the tax liability of Reginald D. Loisel, the Court ordered that the Subject Property be sold (the JUDGMENT was recorded on January 13, 1999, in Book 5840 at Page 220 of the Kennebec County Registry of Deeds).

WHEREAS, the Court having confirmed the sale to FRANCOIS J. RODRIGUE and GLORIA J. RODRIGUE, both of 1 Mt. Pleasant St., Waterville, Maine, (the Purchasers or the Grantees) and approved this form of deed;

WHEREAS, I, LAURENT F. GILBERT, SR., United States Marshal for the District of Maine, whose address is 156 Federal Street, Portland, Maine, was duly appointed and directed to convey the Subject Property to the Purchasers;

WHEREAS, the Subject Property has been sold in all respects pursuant to the Court's JUDGMENT and ORDER OF SALE to the Purchasers, for the sum of THIRTY-FIVE THOUSAND DOLLARS (\$35,000); and

WHEREAS, the subject property is located at 67 High Street, Waterville, Maine, and



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more particularly described as:

Beginning in the easterly line of High Street and in the northwesterly corner of land formerly of William White and now or formerly owned by William F. Wood and his wife Nellie Wood; thence northerly in the easterly line of High Street aforesaid four (4) rods; thence easterly and at right angles with High Street about sixteen (16) rods to the westerly line of the Shores property; thence southerly in the westerly line of the Shores property aforesaid four (4) rods to the northeasterly corner of land of said William F. Wood and Nellie Wood; thence westerly in said Wood's northerly line about sixteen (16) rods to the point of beginning.

Being the same premises conveyed to Reginald D. Loisel and Lorraine G. Loisel, husband and wife, as Joint Tenants, by Warranty Deed from Mary E. Begin dated July 19, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1658 at Page 95. Reginald D. Loisel is the surviving joint tenant, his wife, Lorraine G. Loisel having passed away on November 28, 1990.

NOW KNOW YE, THAT I, Laurent F. Gilbert, Sr., United States Marshal for the District of Maine, pursuant to the authority and direction given me as aforesaid, do hereby bargain, sell, transfer and convey unto FRANCOIS J. RODRIGUE and GLORIA J. RODRIGUE as JOINT TENANTS, all the land and buildings on the Subject Property.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto FRANCOIS J. RODRIGUE and GLORIA J. RODRIGUE, and their assigns forever, for their own proper use and behoof.

And also, I, Laurent F. Gilbert, Sr., United States Marshal for the District of Maine, do hereby covenant with the Grantees, and their assigns, that I have full power and authority to grant and convey the aforesaid premises in the manner and form aforesaid.

Said premises are conveyed to the Grantees herein free and clear of the tax liens being foreclosed as well as free and clear of all parties to this action, said parties being bound by this action.



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Said premises are conveyed subject to any sums which may be due for municipal property, water, sewer, or fire taxes, use charges or assessments.

Said premises are conveyed further subject to all laws, ordinances and governmental regulations (including building and zoning ordinances), affecting said premises, and easements and restrictions appearing of record, if any.

I have hereunto set my hand and seal, this 11 day of June, 1999.

Kathy L. Nadeau  
Witness

Laurent F. Gilbert, Sr.  
LAURENT F. GILBERT, SR.  
United States Marshal

STATE OF MAINE  
COUNTY OF CUMBERLAND

Personally appeared Laurent F. Gilbert, Sr., signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed before me.

Portland, Maine, 11 day of June, 1999.



Lisa P. Caron  
LISA P. CARON

RECEIVED KIMBLE & CO.

1999 JUN 17 AM 9:00

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ATTEST: Theresa Anne Means  
REGISTER OF DEEDS